

TOWN HOUSE ESTATES OF NORTON

Board of Trustees Meeting Minutes

June 27, 2013

Present: Gary Bushey, Mark Flicop, Larry Grant, Brian Peterson, Alise Sheppard, Javier Trevino.

The meeting was called to order at 6:35pm.

1. Delinquencies and infractions

Updates were given on owner condo fees and fines that are overdue and on payments received.

Also discussed was the regular use of visitor parking spaces by an owner, thus repeatedly violating the rules prohibiting such use. The owner in question has been notified.

2. Old Business

Much of the meeting was devoted to a discussion of previously discussed items.

Concrete steps

Alise contacted Decorative Concrete Solutions to schedule repairs for the concrete steps at 141-6. Decorative Concrete Solutions has not returned her call.

Mailboxes

Dan is nearly finished assembling the mailboxes. The Board has requested that Dan send pictures of them as they are being assembled in case any final modifications need to be made.

Painting

Dan has stated that he will have the building foundations painted as well as the metal frames on the basement windows. Quote from CC&R \$3,660/\$50 per window.

At the previous meeting the Board agreed to paint all unit doors in white gloss. Alise volunteered to paint her own door at home so that she can monitor it for peeling and assess the color and paint once applied and how it cleans and wipes.

Reserve Account

The Board agreed that we want to build out reserves on the money market account at North Easton Bank.

House numbers and outdoor lights

The Board looked at samples of plastic unit numbers and outdoor light fixtures and chose, through unanimous decision, which to purchase and have installed.

Pest Control

The Board was informed that pest control costs will rise by 3 percent effective July 1st. The Board approved the increase and requested that the pest control company also monitor dead and diseased trees on the property. Of particular concern are those trees that have come loose and are swaying and teetering.

Trees and tree stumps

Alise contacted the utility company to request that it trim and cut trees that are interfering with and may potentially threaten power lines. She is waiting to hear back about this.

Yukon recommended the services of Al's Tree Care for removing the tree stumps on the property--particularly those along the street and in front of 139.

Roofs

Alise reported that she contacted owners at 141 who have enclosed decks to inform them that they may have their deck roofs replaced at their expense: \$400 per deck roof.

Bathroom vents

First Choice will set up dates after the roof at 141 is replaced to connect bathroom vents: from the bathroom to the vent through the attic. The association will cover the \$25 cost of each of these connections.

The meeting was adjourned at 7:50 pm.

Next Board meeting is scheduled for July 25th

Respectfully submitted,
Javier Trevino